

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 18th day of October 2016 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate
Robert Rainwater	Alternate

constituting a quorum and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Z16-07, CU16-24, PD16-09	JEFFERSON SILVERLAKE
CU16-25, PD16-10	PIZZA HUT
CU16-26	TEXAS GUN EXPERIENCE
CU16-28	DAYLIGHT GOLF
AM16-01	SECTION 42, SUPPLEMENTARY DISTRICT
CU16-22, PD16-07	RENAISSANCE HOTEL

Chairman Oliver closed the Briefing Session at 7:25 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:32 p.m. in the City Council Chambers. Items 3-9 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:08 p.m.

ITEM 10, 11. CONDITIONAL USE APPLICATION CU16-22, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-07 RENAISSANCE HOTEL

First for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-22 and planned development overlay application PD16-07 for property located at 2225 Bass Pro Court and is proposed to be platted as Lot 2, Block 1, Silver Lake Crossings. The applicant was requesting to establish a 300 room hotel (Renaissance Hotel) with the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor speakers, and an increase in height. The applicant was also seeking a planned development overlay to deviate from but not be limited to reduction in the amount of parking provided below that required by ordinance.

At the September 20, 2016 meeting during the Planning and Zoning Commission's deliberation session, the Commission tabled all requests for the Renaissance Hotel in order to give the applicant sufficient time to address their parking concerns.

The amended site plan now shows a four story parking garage located on the Renaissance Hotel site positioned in the general location where the main surface parking area for the Renaissance Hotel was originally located which represents the applicant's commitment to provide one parking space per room plus parking necessary for the restaurant uses in both hotels.

In the Commission's regular session B J Wilson moved to approve conditional use

application CU16-22. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

In the Commission's regular session Dennis Luers moved to approve planned development overlay application PD16-07. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 12, 13, 14. ZONE CHANGE APPLICATION Z16-07, CONDITIONAL USE APPLICATION CU16-24, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-09 JEFFERSON SILVERLAKE

Next for the Commission to consider and make recommendation to City Council was zone change application Z16-07, conditional use permit application CU16-24 and planned development overlay application PD16-09 submitted by Miller Sylvan for property located at 1775 State Highway 26 and proposed to be platted as Lot 1A1, Block 1, The Bluffs at Grapevine. The applicant was requesting to rezone 13.58 acres from "CC" Community Commercial District to "R-MF" Multi-Family District for the development of a 359 unit multi-family complex. The applicant was also requesting a conditional use permit to vary from the district standards relative to density, height, front yard setback and parking. A planned development overlay request was also requested to deviate from but not be limited to standards relative to building length, building setback relative to parking/vehicle uses, building separation, and landscaped setback.

With these requests the applicant proposed the development of 359 unit multi-family complex on a 13.58 acre tract of land with primary access from Bass Pro Court and secondary access from an existing drive on the westbound lane of State Highway 26.

Utilizing the flexible design standards provision within the conditional use section of the "R-MF" Multi-family District regulations, the applicant proposed to vary from the following areas with the district:

- **Density:** The ordinance establishes a maximum of 20 dwelling units/acre. The applicant requested not to exceed 26.4 dwelling units/acre.
- **Building height:** The ordinance establishes a maximum height of two stories, not to exceed 35 feet. The applicant requested three stories not to exceed 45 feet for the three story structures proposed (all structures except building number 3) and four stories not to exceed 55 feet for building number 3.

- **Front yard setback:** The ordinance established a minimum front yard setback of 40 feet along the street frontage. The applicant requested to establish a front yard setback of 25 feet along Bass Pro Court.
- **Required parking:** The ordinance establishes a minimum of two off-street parking spaces per dwelling unit which in this instance would require 718 spaces. Based on the applicant's parking study a proposed 1.6 spaces per unit is requested (588 spaces).

The applicant also intended to utilize the planned development overlay to deviate from the following requirements within the ordinance:

- **Building length:** The ordinance establishes a maximum building length of 200 feet. This also applies to any cluster of attached buildings unless there is a deflection angle of at least 20 degrees and under no circumstances shall a cluster of buildings exceed 250 feet in length. The applicant proposed a maximum building length of 300 feet and an increase of the deflection angle of 40 degrees, with a maximum building length of 800 feet in length.
- **Building setback and off-street parking:** The ordinance establishes a minimum 15 feet of building separation between structures and off-street parking/vehicle use areas. The applicant is proposed to eliminate this requirement.
- **Building separation:** The ordinance establishes a minimum distance between two buildings at 20 feet or the height of the structure whichever is greater. Whenever two structures are arranged face-to-face or back-to-back the minimum distance shall be 50 feet. The applicant is proposed a minimum 20 feet of separation and 40 feet of separation when structures are arranged face-to-face or back-to-back.
- **Landscaping:** The ordinance establishes a minimum 10 foot landscaping setback be established between parking/vehicle uses and adjoining properties. The applicant is requested eliminating this requirement for a joint access easement between the subject property and the adjoining property to the southeast.

At the September 20, 2016 meeting during the Planning and Zoning Commission's deliberation session, the Commission tabled all requests for the Jefferson Apartments in order to give the applicant sufficient time to address their concerns relative to the elevations of the structures and the secondary drive access to the site from the westbound lane of State Highway 26.

In the Commission's regular session Dennis Luers moved to approve zone change application Z16-07. Monica Hotelling seconded the motion, which failed by the following vote:

Ayes: Hotelling and Luers
Nays: Oliver, Wilson, Fechter, Martin and Tiggelaar

Gary Martin moved to deny zone change application Z16-07. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin and Tiggelaar
Nays: Hotelling and Luers

Gary Martin moved to deny conditional use application CU16-24. B J Wilson seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin and Tiggelaar
Nays: Hotelling and Luers

Gary Martin moved to deny planned development overlay application PD16-09. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin and Tiggelaar
Nays: Hotelling and Luers

ITEM 15. FINAL PLAT APPLICATION LOTS 1A1, 1A2, BLOCK 1, THE BLUFFS OF GRAPEVINE ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1A1 and 1A2, Block 1, The Bluffs of Grapevine. The applicant was final platting 17.910 acres for the development of a multifamily complex.

In the Commission's regular session B J Wilson moved to deny the Statement of Findings and Preliminary Plat Application of Lots 1A1 and 1A2, Block 1, The Bluffs of Grapevine. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin and Tiggelaar
Nays: Hotelling and Luers

ITEM 16. PRELIMINARY PLAT APPLICATION LOT 2, BLOCK 1, SILVER LAKE CROSSINGS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 2, Block 1, Silver Lake Crossings. The applicant was preliminary platting 21.6 acres for the development of a 300 room hotel.

In the Commission's regular session B J Wilson moved to approve the Statement of

Findings and Preliminary Plat Application of Lot 2, Block 1, Silver Lake Crossings. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 17. FINAL PLAT APPLICATION LOT 2, BLOCK 1, SILVER LAKE CROSSINGS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 2, Block 1, Silver Lake Crossings. The applicant was preliminary platting 21.6 acres for the development of a 300 room hotel.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 2, Block 1, Silver Lake Crossings. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 18 & 19. CONDITIONAL USE APPLICATION CU16-25, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-10 PIZZA HUT

Next for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-25 and planned development overlay application PD16-10 submitted by Larry Marshall for property located at 701 East Northwest Highway and platted as Lot 3R1B2, Block 1, W R Boyd Center. The applicant was requesting a conditional use permit to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages, (beer and wine only) in conjunction with a restaurant with drive-through service, outside dining, and outdoor speakers. The applicant was also requesting a planned development overlay to deviate from but not be limited to standards relative to reduce the ten foot landscaped setback requirement relative to parking/vehicle uses and adjacent property lines.

In the Commission's regular session B J Wilson moved to approve conditional use application CU16-25 with the condition that the speakers shall play background music only. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Monica Hotelling moved to approve planned development overlay application PD16-10. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 20. CONDITIONAL USE APPLICATION CU16-26 – TEXAS GUN EXPERIENCE

Next for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-26 submitted by Jared Stanyer for property located at 1901 South Main Street and platted as Lot 1, Block 3, Metroplace 2nd Installment. The applicant was requesting to amend the previously approved site plan of CU00-26 (Ord. 2000-62) for a planned commercial center, specifically to allow for a two story 34,900 square foot indoor shooting range and office space.

The applicant requested that this case be tabled to the November 15, 2016 public hearing.

In the Commission's regular session Monica Hotelling moved to table conditional use application CU16-26 to November 15, 2016 per the applicant's request. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEMS 21. CONDITONAL USE APPLICATION CU16-28 – DAYLIGHT GOLF

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-28 submitted by Jeff Dill for property located at 1041 West State Highway 114 and platted as Lot 2R, Block 1, The Crossroads of DFW. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU03-17 (Ord. 2003-31) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) specifically to revise the building elevations, floor plan, allow outdoor speakers, outside dining, a 40-foot pole sign and a 20-foot pole sign in conjunction with a restaurant.

In the Commission's regular session Dennis Luers moved to approve conditional use application CU16-28. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 22. AM16-01, ZONING ORDINANCE AMENDMENTS TO SECTION 42,
SUPPLEMENTARY DISTRICT REGULATIONS

Next for the Commission to consider and make recommendation to City Council was amendments to Section 42, Supplementary District Regulations relative to off-premise package liquor sales.

In anticipation of a possible positive outcome in the local option election on November 8 relative to the retail sale of all forms of alcoholic beverages (beer, wine, spirits) for off-premise consumption, Section 42, Supplementary District Regulations was amended to establish development criteria for retail "package store" establishments that intend to sell alcoholic beverages.

A conditional use permit approved by the City Council and the Planning and Zoning Commission is currently required for all forms of alcohol beverage sales in the city i.e. beer, wine, and/or mixed beverages in conjunction with a restaurant, wineries and wine tasting rooms, breweries, distilleries, and off-premise beer and wine sales. The amendments proposed will establish additional submittal requirements that will provide the Council and Commission appropriate information to adequately consider on a case-by-case basis requests to establish off-premise retail package stores. Specific language was been added to require detailed information on the floor plan layout relative to aisle arrangement locations of all coolers, freezers, checkout registers and all points of entry/exit. A detailed security plan will also be required showing the number and location of all video cameras and alarm system details as well as specific details on retention of recorded material, alarm system monitoring, safe design, and safety training.

Additional site plan requirements include an 80 percent non-tinted clear glass requirement for the front building façade and language limiting obstruction that prevents clear view of the interior of the store. Language is also included that mandates adherence to all requirements contained in Chapter 4, Alcoholic Beverages, in the City of Grapevine Code of Ordinances which includes a minimum 300 feet separation requirement from any business that sells alcoholic beverages and any church, public school, or public hospital. See the attached ordinance.

In the Commission's regular session Monica Hotelling moved to approve zoning ordinance amendment AM16-01. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 23. FINAL PLAT APPLICATION LOTS 1-3, BLOCK A, BRADLEY POWERS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-3, Block A, Bradley Powers. The applicant was final platting 0.534 acres for the development of three lots.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-3, Block A, Bradley Powers. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 24. FINAL PLAT APPLICATION LOT 3, BLOCK 4, DFW TRADE CENTER

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 3, Block 4, DFW Trade Center. The applicant was final platting 9.935 acres for the development of an industrial warehouse.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 3, Block 4, DFW Trade Center. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 25. FINAL PLAT APPLICATION LOT 1, BLOCK 1, TOCE ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Toce Addition. The applicant was final platting 0.7467 acres to build a single residential structure.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Toce Addition. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 26. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the September 20, 2016, Planning and Zoning Meeting.

Monica Hotelling moved to approve the September 20, 2016, Planning and Zoning Commission Meeting as written. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None


ADJOURNMENT

With no further business to discuss, B J Wilson moved to adjourn the meeting at 8:24 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF NOVEMBER 2016.

APPROVED:


CHAIRMAN

ATTEST:


PLANNING TECHNICIAN